

# TELSCOMBE TOWN COUNCIL



To: Chairman and Members of the  
Planning & Highways Committee:-  
Cllr. T. Armour, Cllr. W. Botting (*Ex-O*),  
Cllr. D. Brindley, Cllr. J. Harris, Cllr. G. Maskell (*Ex-O*),  
Cllr. D. Neave, Cllr. A. Mendoza, Cllr. J. Wilkins

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19<sup>th</sup> April 2016

Dear Sir/Madam

You are summoned to attend a meeting of the **PLANNING & HIGHWAYS COMMITTEE** which will be held on **MONDAY 25th APRIL 2016** in the Telscombe Civic Centre at 7.30pm when it is proposed to transact the following business.

Yours faithfully

*Nancy Astley*

Nancy Astley  
Town Clerk

## AGENDA

1. Public question time - Members of the public are welcome to attend and may ask questions at the beginning of the meeting for a 15 minute period
2. Apologies for absence and substitutions
3. To receive Members' declarations of interest
4. To approve and sign the minutes of the meeting held on Monday 4<sup>th</sup> April 2016
5. Matters arising
6. Planning Applications

**LW/16/0080**  
**29 Tydean Road,**  
**Telscombe Cliffs**  
**BN10**

**Roof conversion and Section 73A retrospective application for a single storey rear extension.**

**LW/16/0095**  
**2 Cowden Road,**  
**E. Saltdean, BN2**

**Demolition of existing 3 bedroom bungalow and garage and erection of 1.5 storey house and garage.**

**LW/16/0116**  
**187 Telscombe**  
**Cliffs Way,**  
**Telscombe Cliffs,**  
**BN10**

**Erection of four bedroomed detached house with internal double garage (replacement of planning approval LW/13/0099)**

**LW/16/0210**  
**11 Bannings Vale,**  
**E. Saltdean, BN2**

**Roof Conversion**



## 7. Planning Results

**LW/15/0999  
Grassmere Court,  
Grassmere  
Avenue,  
Telscombe Cliffs,  
BN10**

### **Erection of 6 x one bedroom flats with car parking spaces.**

Lewes DC **GRANTS** planning permission subject to 9 conditions requiring restricted hours of work, materials to be approved, floor levels to be submitted and approved, hard and soft landscaping scheme to be approved, delivery of construction materials to only be delivered between 10am & 2pm, parking spaces to be built in accordance with approved plan and the dwellings shall only be used as affordable housing other than in accordance with "Right to Buy" legislation.

The Planning & Highways Committee considered the application and **SUPPORTED** the proposal subject to the following conditions:

- 1) That a parking plan is approved prior to occupation - to ensure that parking is available for all occupants and visitors.
- 2) That the proposed flats be prioritised for residents of Telscombe Cliffs - to ensure that local housing needs are met.
- 3) That a hard and soft landscaping plan is approved prior to occupation to ensure that there is adequate planting on the site.
- 4) That all construction materials are delivered and unloaded within the site between the hours of 10am and 2pm. The site is within close proximity to Telscombe Cliffs School. Grassmere Avenue and Telscombe Cliffs way are primary traffic and pedestrian routes to and from the school and any parked delivery vehicles by the junction could be hazardous.
- 5) That any damage caused to the highway (including grass verge) by construction or deliveries are fully repaired prior to occupation. The highways are in poor condition and any further damage to the highways may be hazardous to pedestrians and motorists.

**30 Fairlight  
Avenue,  
Telscombe Cliffs,  
BN10**

### **Side Extension and loft conversion to include the raising of the ridge.**

Lewes DC **GRANTS** planning permission subject to 3 conditions, requiring matching materials, the dormer window in the rear elevation to be obscured glazed and fixed shut, and restriction on construction hours.

The Planning & Highways Committee discussed the impact of the proposal of the side extension being in front of Cliff Gardens building line and are of the opinion that as the property faces Fairlight Avenue that the proposal would not be out of context with the street scene in Cliff Gardens. The Committee therefore **SUPPORT** the application subject to the following conditions.

- 1) The first floor bathroom window be obscured glazed to protect the privacy of no. 2 Cliff Gardens.
- 2) Limited hours of construction working, to protect the amenities of neighbouring properties.
- 3) Any damage to the grass verge caused by deliveries or construction, be repaired and made good by completion of development, to ensure the protection of the street scene.
- 4) Matching materials be used, to ensure satisfactory development in keeping with the locality.

8. To note the action log.

9. Urgent matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.

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